

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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960 Massachusetts Avenue
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Minutes
July 11, 2011

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 6:30 PM

ROLL CALL:

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

MINUTES – APPROVAL: Signed 6-13-11, Motion, Mr. Lockwood, Second, Mr. Bodkin Jr., Motion passed; Signed Asian Imperial Garden Public Hearing 6-13-11, Motion, Mr. Lockwood, Second, Mr. Bodkin Jr., Motion passed; Signed Executive 6-13-11, Motion, Ms. Bilotta, Second, Mr. Lockwood, Motion passed.

NOTICES AND COMMUNICATIONS:

Zoning Board of Appeals-

Asian Imperial- July 13th Public Hearing, seeking special permit to remove existing structure and replace with new building. On file in Planning Office.

MRPC- Noted Mixed Use Development Tour to be held July 15th in Westborough, Northborough and Berlin, MA. Tour will provide opportunity to see planned mixed-use developments. Mr. Bakaysa and Mr. Saiia indicated interest in attending portions of the tour – Ms. Benson will pursue more details.

COMMITTEE REPORTS:

MJTC- No meeting

MRPC- No report

DPW Building Committee- Ms. Bilotta noted Special Town Meeting Article to see if Town will appropriate an additional sum of money for renovations to the DPW Facility. The Special Town Meeting is not for the Plan originally voted on at Town Meeting. The buildings will not be connected, but there will be a cat walk between the two buildings. This will save money as there will not be a requirement for a new septic system with the buildings separated. The new building will be for storage of the Town vehicles. Questions posed by the Board were, 1) is the Special Town Meeting for the plan originally voted on at Town Meeting – no, 2) will offices be brought up to Code – yes, and 3) is there only one option on the warrant or both the original and new lower cost option – lower cost option. (See **Special Town Meeting** below.)

Capital Planning Committee- Will begin meeting in August to review/update the process.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Special Town Meeting, July 18th- Mr. Bodkin Jr. inquired as to the urgency of the timeframe. Ms. Bilotta responded that prices continue to rise and there is currently a bid being held for 30 days. If the Article passes, the contractor is ready to begin. Mr. Bakaysa had questions regarding current age of the septic system and at what point would it need replacing. Also, was the Town losing the efficiencies they thought they would gain by having everything in one building. No decision was made as to voting as a body or as individuals. Board member suggested Board caucusing at Special Town meeting. (See **DPW Building Committee** above.)

332 Massachusetts Avenue, Asian Imperial Garden- Mr. Marsden (project engineer) is waiting for a letter from MA Department of Transportation (DOT). He noted to Ms. Benson that in conversation with MA DOT, MA DOT does not look favorably on either ingress or egress on Massachusetts Avenue. No official letter stating such as of yet. Ms. Benson noted abutter complaint to which she has responded.

1263 Reservoir Road, PJ Keating- Progress reports submitted and on file in Planning Office. July 8th report from Reviewing Engineer Steven Marsden notes site looks complete. An as built plan should be submitted and a report from the building inspector/structural engineer should be submitted to the Planning Board.

925 Massachusetts Avenue, Trustee of L&M Svc Ctr, Inc.- Mr. Bodkin Jr. noted compilation of information distributed to Board members regarding the abandoned gas station site. He recommends the Board of Selectmen form an *ad hoc* committee to explore options available to the Town relative to the property and asked Ms. Benson to forward report to Town Manager. Packet on file in Planning Office.

Summer Street- Project corridor site walk held June 30th. Ms. Benson, Ms. Bilotta and Mr. Lockwood attended, along with MRPC and officials from Lunenburg, Fitchburg and Leominster. Information packets distributed to Board members from June 28th Summer Street Task Force meeting. Next step will be an analysis by the engineering firm VHB. Packet on file in Planning Office.

Green Community Task Force- Ms. Benson noted solar company **EOSOLAMERICAS** interested in siting at 555 Chase Road. Company anticipates presenting a plan in August. EPG Solar is looking at possibly siting on a wooded parcel owned by Twin City Baptist off Electric Avenue/Pleasant Street. The Turkey Hill Middle School solar system is online, but needs final inspection.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom, 10 Lakefront- Per Board member's inquiry, Ms. Benson was in contact with Town Counsel and provided information to the Board regarding animal policy, Town liability at private beach, and redesign of roundabout. Town Counsel notes that the project is a private development. Under the Special Permit, they must observe the conditions imposed by the Board, but after that, they are free to govern their property as they see fit (consistent with public laws, bylaws, etc.). The roundabout was built according to the approved plan, and once a special permit is issued, the Planning Board does not have the authority to amend the permit. Progress report notes progress being made on roughing in the remainder of Great Pond Road. To gain needed room to complete site work, fill and topsoil have been hauled to the commercial site. Temporary certificate of occupancy for 40 Carousel Lane received last week. (Certificate was temporary awaiting elevator inspection.) Elevator inspection took place this date and final certificate of occupancy will be issued. Planning Office received revised layout for 20 villas that will be taking place of originally permitted 20 duplexes on Carousel Lane. Also received plan depicting management office. Manager's office plan reviewed by David Ross Associates. As the office will have no living space, bedroom, or kitchen, it is not considered an inhabitable space; therefore David Ross Associates' recommendation is that an administrative approval is sufficient. Jay Hoag, KBS Project Manager, presented layout plan indicating building location. Ms. Bilotta recommended the possibility of a kitchenette, i.e., fridge, microwave, for serving of coffee, snacks, etc., in the management office. Mr. Bakaysa wants to make sure the management office is a permissible use under the Overlay District. Board will render decision at its August 15th meeting.

Tri Town Landing, 37 Youngs Road- Board member had inquiry regarding possibly installing ceiling coverings on first and second floor apartment decks. Per Building Official, this is not recommended under the building code, and Reviewing Engineer noted that the outside walls at Tri Town are solid and "ceilings" would trap moisture and trash. Letter received from William Caselden, Great Bridge Properties, noting only immediate plans are to pursue constructing building three as it is aligned with building one and two on the site and shares utilities and infrastructure. Mr. Caselden also noted in his letter that the Fire Access Drive behind future buildings 3, 4, and 5 was requested by the Town (abutter) as an accommodation, but not required by code. Great Bridge requested clarification. As a result of letter, Ms. Benson had a meeting with the Fire Chief and Reviewing Engineer. Fire road is part of the approved plans, but only needs to be constructed behind building 3 at this time. A new application with a plan showing metes and bounds needs to be submitted to the Board of Selectmen.

Highfield Village, Mass Ave/Northfield Road- Extension expired June 30th. Applicant submitted formal request for extension to September 30, 2011. Discussion ensued. There is still no approved sewer design. Board members requesting joint meeting with the Applicant and the Sewer Commission. Ms. Benson to coordinate.

Stone Farm Estates, Massachusetts Avenue- Lisciotti Development requesting Board approval to modify current site plan. First modification is to change units 20, 21, and 22 from a Devin to a Riley. The Riley footprint is approximately 16 feet wider than the Devin. Secondly, to change a single unit (unit 15) and a 3-Plex unit (units 41, 19 and 4) to 2-Plex units. Revision reviewed by David Ross Associates and no issues noted. David Ross Associates recommended Conservation Commission review and approve as proposed 2-Plex units are within wetland buffer zones. Board members would like to view original plan at their August 15th meeting.

UNFINISHED BUSINESS/OLD BUSINESS:

Article 22 (134 Leominster Shirley Road), May 2011 Town Meeting- Approved by Attorney General.

MEETING SCHEDULE:

August 15, Planning Board Meeting, Town Hall
September 12, Planning Board Meeting, Town Hall
September 19, Master Planning Workshop, Ritter Building
September 26, Planning Board Meeting, Ritter Building

EXECUTIVE SESSION: Separate minutes

ADJOURNMENT: Motion made to enter Executive Session for purpose of litigation discussion, not to return to Regular Session, Ms. Bilotta, Second, Mr. Lockwood, roll call vote, Mr. Saiia, aye; Mr. Lockwood, aye; Mr. Bodkin Jr., aye; Ms. Bilotta, aye; Mr. Bakaysa, aye. Adjourned 8:55 PM.

Video on file in Planning Office.